



# Rosenthal

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Stage 5

**DESIGN GUIDELINES**

October 2013

## TABLE OF CONTENTS

<b>1.0</b>	<b>HOUSE DESIGN</b>	<b>1</b>
1.1	City of Edmonton Standards	1
1.2	Siting of House	1
1.3	Minimum House Sizes	2
1.4	Lot Grading	2
1.5	Repetition	2
1.6	Corner Lots	2
1.7	High Visibility Lots	2
1.8	Roof Pitch, Overhangs & Fascia	3
<b>2.0</b>	<b>MATERIALS</b>	<b>3</b>
2.1	Roof Materials	3
2.2	Primary Finish	3
2.3	Trim Materials	4
2.4	Chimneys/Vents	4
2.5	Elevations/Detailing	4
2.6	Windows	5
2.7	Colours	6
2.8	Driveways & Garages	6
<b>3.0</b>	<b>LANDSCAPING &amp; FENCING</b>	<b>7</b>
3.1	Landscaping	7
3.2	Fencing	7
<b>4.0</b>	<b>SUBDIVISION APPEARANCE</b>	<b>7</b>
4.1	Address Plaque	7
4.2	Signage	7
<b>5.0</b>	<b>DISCRETION</b>	<b>7</b>

Appendix 'A' - House Styles  
Appendix 'B' - Community Plans  
Appendix 'C' - Fence Detail

**Objective:** *To achieve in this subdivision the highest possible standard of visual appeal and architectural quality.*

**Concept:** *Each home should predominately attempt to integrate into the overall look of the area. It is very important that the relative heights, massing and style of each home compliment its neighbour and the overall "look" of Rosenthal. The objective is to provide the greatest possible latitude in exterior style and finish to permit homeowners to own the home of their choice. These Design Guidelines are designed to provide visual control for siting and colour, and to obtain the best possible streetscape appearance. Emphasis will be concentrated on the creation of a strong "curb appeal" to each home through attention to detail on the front elevation.*

**Disputes:** *Individual concerns will be adjudicated by the Architectural Committee, and their decision will be final.*

## 1.0 HOUSE DESIGN

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The vision for The Rosenthal Community is a collection of Arts and Crafts, Craftsman, Heritage, Tudor, and Prairie themed homes, designed to address the needs of contemporary living through modern building materials and home designs. The selected architectural themes provide elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of the community of Rosenthal.

These houses will be characterised by windows with bold trim details. Simple wide trims, corner battens, window bands, shadow boards, strong porch columns and fascias are important design features. The houses should look visually grounded and when masonry is used, it should look like a structural element. Upgraded siding, use of brick and stone masonry, and windows with low window sills will be promoted in Rosenthal.

The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will be considered on an individual basis with consideration for the appropriate detailing and style of the home.

### 1.1 City of Edmonton Standards

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton. Note relevant plans regarding utilities and rights-of way should be noted.

### 1.2 Siting of House

Consideration should be given to siting 4'-0" side yards against the garage elevation, allowing for larger side yards against the living room (opposite) side yard. The wider yards will enhance the landscaped area between houses.

Additional setbacks may be required to articulate and provide streetscape differentiation to all proposed homes. It is recommended to obtain preliminary approval for all proposed homes to ensure acceptable setbacks.

### **1.3 Minimum House Sizes**

All houses with attached front garages (RF4) shall be a minimum exterior width within 2'-0" of the building pocket width for each lot, without offsetting the garage by more than 4'-0". For houses with rear detached garages (RPL & RF5), the minimum exterior width is to be within 4'-0" of the house pocket.

### **1.4 Lot Grading**

Lot grading is to conform to the latest approved subdivision grading plan. Do not grade to existing vacant lots or undeveloped land, but to the elevation provided. Final grade certificates must be prepared by a Surveyor and approved by the City of Edmonton showing that lot grades comply with the subdivision grading plan as a condition of refund of security deposit.

### **1.5 Repetition**

The same house plan or model shall be separated by two (2) lots on the same side of the street and it will not be allowed directly across the street. This may be altered at the Designated Design Consultant's discretion if it can be shown that the two houses in question are located so as not to be visible together from any given angle. The same model may be allowed to be separated by one (1) lot if significant changes have been made to the house style, roof pitch, and exterior materials to the satisfaction of the Designated Design Consultant. The predominance of any one particular model on a streetscape will not be allowed.

For semi-detached residential lots (RF4), similar elevations for both sides of the homes is acceptable. For street oriented townhouses (RF5), the elevations are to be comprehensively planned in such a way as to avoid the predominance of repetitive elevations.

### **1.6 Corner Lots**

Special attention must be paid to side and rear elevations and side yard setbacks on all corner lots. The side and rear elevations should have the same treatment (i.e., box outs, detailed battens, stone/brick) as the front elevation, as it is even more visible than the front elevation from the street. Two storey plans will be allowed on corner lots. Side elevations on all corner lots must be approved by the Designated Design Consultant. Side drive garages will be allowed on corner lots subject to review by the Designated Design Consultant.

### **1.7 High Visibility Lots**

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size that is suited to the wall area, and incorporate detailing consistent with the front elevation and overall design.

Side and rear elevations that are visible to open space, neighbourhood streets and major roadways such as Rosenthal Way will require extra design detail.

## 1.8 Roof Pitch, Overhangs & Fascia

The roof lines on any unit must be consistent and complimentary to the total house design. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Designated Design Consultant.

The minimum fascia depth is to be 8".

Some house types may require a steeper roof pitch to accommodate the streetscape. Specifically, bungalow designs will require a minimum 8/12 roof pitch. Prairie style bungalow designs will generally not be allowed but may be considered in certain locations (corner lots) if appropriate.

Minimum roof overhang to be 18" except over a cantilever, bay or boxed out window where the minimum overhand required is 12". The roof lines on any house must be consistent or complimentary to the total house design.

## 2.0 MATERIALS

### 2.1 Roof Materials

Roof materials are to be as follows:

- IKO - Cambridge - Weatherwood Dual Black, Harvard Slate, Driftwood;
- BP - Harmony - Twilight Grey, Shadow Black, Driftwood, Antique Grey, Stonewood;
- GAF - Timberline - Weatherwood, Charcoal Blend.

### 2.2 Primary Finish

Vinyl siding in premium colours, hardie board, stucco, brick or stone will be allowed. All horizontal vinyl siding must be Traditional/Clapboard profile, minimum exposure to be 3" and maximum to be 4½". Dutch Lap/Designer profile will not be permitted. See illustrations below.

*Acceptable Profile: Traditional/Clapboard*      *Not Acceptable Profile: Dutch Lap/Designer*



Homes with a stucco finish must be complimented with stucco detailing appropriate to the particular style. Smooth finish and sand float finish is acceptable. Trowel or raised finishes and patterns will not be permitted. Acrylic stucco is encouraged.

The maximum height of parging is 2'0" on all elevations. For bi-level homes, the maximum height is 1'0".

## 2.3 Trim Materials

Fascia boards are to be a minimum 8" depth for all homes. Decorative grill or muntin bars must be used on all windows facing the street including side windows of bays and any window within 3' of the front corner and on high visibility locations.

No false fronts shall be permitted unless the material utilized on the front elevation of the home is either brick or stone.

Trim material is to be wood, composite material (i.e., Smartboard), metal clad or an approved equivalent. The use of Smartboard material is strongly encouraged in order to avoid large expanses of vinyl on trim details and gable ends. "Rough sawn" vinyl shakes and vertical siding will be allowed at the discretion of the Designated Design Consultant.

Trim is to be implemented as follows:

- 6" wide trim will be required on high visibility elevations of all homes;
- window trim on visible side elevations should be 6" wide on all four sides of the window;
- 6" wide shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation;
- corner trim boards on all front elevations are to be a minimum width of 6";
- trim profiles must project beyond the wall material they are designed within. When a composite material trim is used on a stone or brick wall, the trim must be built out at least 1/2" above the stone;
- open gables on the front and other highly visible elevations should be constructed with a composite material;
- fascias are to be prefinished aluminium and must be a minimum depth of 8";
- rainware should be limited on exposed elevations - downspouts should be installed on side and rear elevations of homes only. All rainware is to be prefinished and match trim colour.

The use of two colours and a third accent colour (typical – front door) is required. These colours can be used on the following:

- primary finish;
- battens;
- window trim.

## 2.4 Chimneys/Vents

All flues are to be boxed in with the same finish and detailing as the house. Masonry chimneys are highly encouraged.

## 2.5 Elevations/Detailing

Brick or stone is to be used as an accent in conjunction with other detailing options based on the style and design requirements of the house. Use of stone or brick should be used to compliment the style of the home, not just be added as a requirement.

Along with the masonry, the use of glazing is to dominate the front façade. Large, tall windows with low window sills are highly encouraged on front elevations.

Stone or brick is not to extend above the garage and should not be applied to the second storey of the home unless required by the design of the home. Stone or brick applied to the garage should be used in conjunction with soldier course or heavy trim at the top.

In addition, the verandahs and/or porch must be enclosed to grade and clad with brick or stone. Lattice will not be permitted. Risers must be closed back – open stair treads will not be permitted. Precast steps may require additional stone work. Brick or stonework is to be complementary to the main body colour of the home. To achieve a high standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

Additional detailing options to reduce stone or brick requirements may include the following:

- board and battens, shadow bands, vinyl or cedar wall shakes, shutters, brackets; and
- other decorative trim, window sill details, louvers.

All additional detailing must be carried through in gables as well as front elevation (garage) treatments to reduce stone or brick requirement.

The application of a variety of cladding materials, including stucco and siding, will be permitted.

The use of window and door surrounds will be a feature on all homes.

Columns are to be substantial in scale and are to be designed appropriate to the chosen house style. Column sizes are to be a minimum of 18” at the masonry base area.

Entrance ways will be covered at a level that encloses and protects the space – at the first level or a height proportionate to the design. Two storey pillared entries will not be allowed. All exposed wood must be stained out to match the wall or trim colour.

## **2.6 Windows**

Window panes must be vertically oriented and window treatment is required on all front and visible elevations.

Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs. Sliding windows in bedrooms will be acceptable, but still require decorative treatment such as muntins.

If muntin bars are used, they should be of solid materials, not tape.

Large windows and french and bay windows are highly encouraged on the front and highly visible elevations.

## 2.7 Colours

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is required. This colour may be used on the front door or in a combination of trim elements.

In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes will dominate the streetscape and only premium colours in the darker palettes are allowed. Lighter cladding colours may be used moderately in combination with darker palettes in contrast. No white siding will be allowed. Buff and tan siding will not be allowed to dominate the colour palette of the area.

All exterior colour schemes will be approved on a lot by lot basis. The predominance of one colour or colour palette within a street or area will not be permitted. Streetscapes require a variety of wall cladding and trim colours, specific to a style. The Designated Design Consultant reserves the right to approve or disapprove any colour scheme. Alternative colours for the Tudor style will be considered as an exception to reflect the particular style representation of a lighter wall colour against a darker trim palette.

Only premium vinyl colours will be allowed (Mitten Act II – typical). Darker, non-premium vinyl colours may be approved at the Designated Design Consultant's discretion while taking into account a varied colour streetscape and colour repetition.

## 2.8 Driveways & Garages

Driveways are to be located in accordance to the approved driveway location plan. The garage location plan is subject to change. All garage doors must be upgraded designer style to represent the proposed theme. The door must be the same colour as the siding or alternatively may match the trim colour if appropriate to the style. The maximum distance between the top of the garage door and the garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required. Gable ends will require appropriate detailing to soften the visual impact accordingly.

The use of glass panels in garage doors is required for all lots with front drive garages. Sunburst or other glazing patterns will not be allowed. Corners of overhead door must be straight. Angled corners will not be permitted.

Rear access garages are to be finished in the same materials and finishes as the house. Garage doors are to have raised panel detailing at minimum, however, glass panels will not be required. All rear garages with elevations exposed to the street are to have an additional level of detail including trim detailing and a window on the exposed elevation.

Driveways are to be plain concrete, exposed aggregate or stamped concrete in an approved colour. Unit pavers will not be permitted as the predominant material, however, the use of unit pavers as a trim detail is acceptable.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards. A deep tooled joint is recommended, a maximum of five feet into driveway from the existing concrete sidewalk or curb and gutter. In the event of any future repair, the deep cut will facilitate any settlement and make the maintenance repair appear seamless.



### **3.0 LANDSCAPING & FENCING**

#### **3.1 Landscaping**

One tree and sod are to be planted by the homeowner in the front yard. Rear yard landscaping shall be completed with a minimum of sod. In addition, an edged shrub bed area of a minimum 75 sq. ft. is to be provided with front yard containing a minimum of 7 shrubs of 18" height or spread. Large scale ornamental grasses are an acceptable alternative to shrubs at a 2 grasses = 1 shrub ratio.

All ecoscape proposals shall have prior approval before implementation. Generally, additional shrub and tree elements will be required to meet the requirements. Synthetic grass will not be considered.

Landscaping is to be completed within 6 months of completion of the house or when weather permits. Seasonal allowances will be considered.

The trees are to be a combination of 2" calliper deciduous or 8' evergreen trees (spruce or pine). Measurement for calliper size will be taken 6" above the ground. Smaller sizes will not be accepted. Columnar spruce or pine are not allowed.

#### **3.2 Fencing**

Fencing in Rosenthal is to be coordinated in both design and colour, and must be constructed according to the details attached in Appendix 'C'.

### **4.0 SUBDIVISION APPEARANCE**

#### **4.1 Address Plaque**

A standardized address plaque, as per the subdivision detail, is required for all homes in the subdivision. It shall be placed on the front of the garage in a visible location. Alternate locations may be accepted at the discretion of the Designated Design Consultant.

#### **4.2 Signage**

Signage will be allowed on a builder's lots only. Only one lot identification sign will be allowed on Builder Lots. No home builder or contractor signage will be allowed on medians or boulevards.

### **5.0 DISCRETION**

Notwithstanding anything else set out in these guidelines, the Architectural Committee may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In doing so, the Architectural Committee may provide waivers or relaxations to any matter set out in there guidelines in their sole and absolute unfettered discretion.

## APPENDIX 'A'

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### HOUSE STYLES

## **Prairie**

### **OVERALL BUILDING MASSING**

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 with wide overhangs – generally 24” - 30” deep.

### **ROOF STYLES**

Characterized by a simple hip or side gable roof.

### **WINDOW STYLES & PLACEMENT**

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns.

### **STONE OR BRICK PROFILES**

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

### **EXTERIOR CLADDING**

Prairie style homes may be finished in smooth stucco or flat brick, often outlined with wood trim. Horizontal siding may also be used. Hardi plank siding may be suitable.

### **COLOURS**

Colours suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

### **DEFINING DETAILS & ENTRANCE TREATMENT**

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights. Entry doors are plain and may be oversized.

## **Craftsman Style/Arts & Crafts**

### **OVERALL BUILDING MASSING**

The Craftsman or Arts and Crafts style includes bungalows, 1½ storey and 2 storey designs with low pitched roofs. Roof overhangs are 1'-6" minimum and 2'-0" preferred. Verandas are integral and dormers emphasize the styling.

### **ROOF STYLES**

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 for Arts and Crafts with front facing inset gables.

### **WINDOW STYLES & PLACEMENT**

Windows have a vertical orientation; double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

### **STONE OR BRICK PROFILES**

Brick, ledgerstone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not an acceptable finish for this style.

### **EXTERIOR CLADDING**

Craftsman style homes may be finished in smooth stucco, brick, Hardi plank siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. Stucco clad trims are not suitable.

### **COLOURS**

Colours suited to the Craftsman style include deep earth tones accented by heavy white/linen trims. Colours may be considered with tone on tone.

### **DEFINING DETAILS & ENTRANCE TREATMENT**

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and may include small glass panes.

## Heritage Style

### OVERALL BUILDING MASSING

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'-6" at moderate pitch and minimum 12" at higher pitch.

### ROOF STYLES

Permitted roof styles include hip or side to side and front to back gables. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

### WINDOW STYLES & PLACEMENT

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame all openings.

### STONE OR BRICK PROFILES

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent the top edge is finished with a soldier course or heavy step trim. Stone details should include base of columns and verandas. River rock is well suited. Stone tile is not appropriate.

### EXTERIOR CLADDING

May be finished in smooth stucco, brick/stone, Hardi plank siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style.

### COLOURS

Colours suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colours are not suitable.

### DEFINING DETAILS & ENTRANCE TREATMENT

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom. Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.

## **Tudor**

### **OVERALL BUILDING MASSING**

Tudor style homes are typically 2 storey models asymmetrical in elevations. Roof slopes are steep with front facing gable at a pitch much higher than the main roof. Feature gables may include a dramatic sweeping fascia line tied into a covered entry. Overhangs are shallow.

### **ROOF STYLES**

Roof styles may include cottage and gables with either side/side or back/front orientation. Side gables and cottage roofs are dominated by one or more front facing gables that intersect. Homes often have more than one front facing gable with the pitch at this roof much steeper than the main roof.

### **WINDOW STYLES & PLACEMENT**

Windows are vertical casements or double hung sash with divided panels and grids in rectangular or diamond patterns. Windows should be paired or ganged. Windows in an octagon shape may be featured.

### **STONE OR BRICK PROFILES**

Brick and ledgerstone are permitted and must be a component of this style. Brick and stone are to be applied in a panel effect and quoining and soldier course details common. Full brick or stone fireplace chases and chimneys are prominent features.

### **EXTERIOR CLADDING**

Acrylic or smooth stucco, hardboard siding and Hardi plank siding are permitted for the Tudor style.

### **COLOURS**

Colour combinations are contrasting. Cladding colours are of lighter earth tones and white and off-white with dark brown or black fascia and wood trims. Brick/stone colours are earth tones and reds.

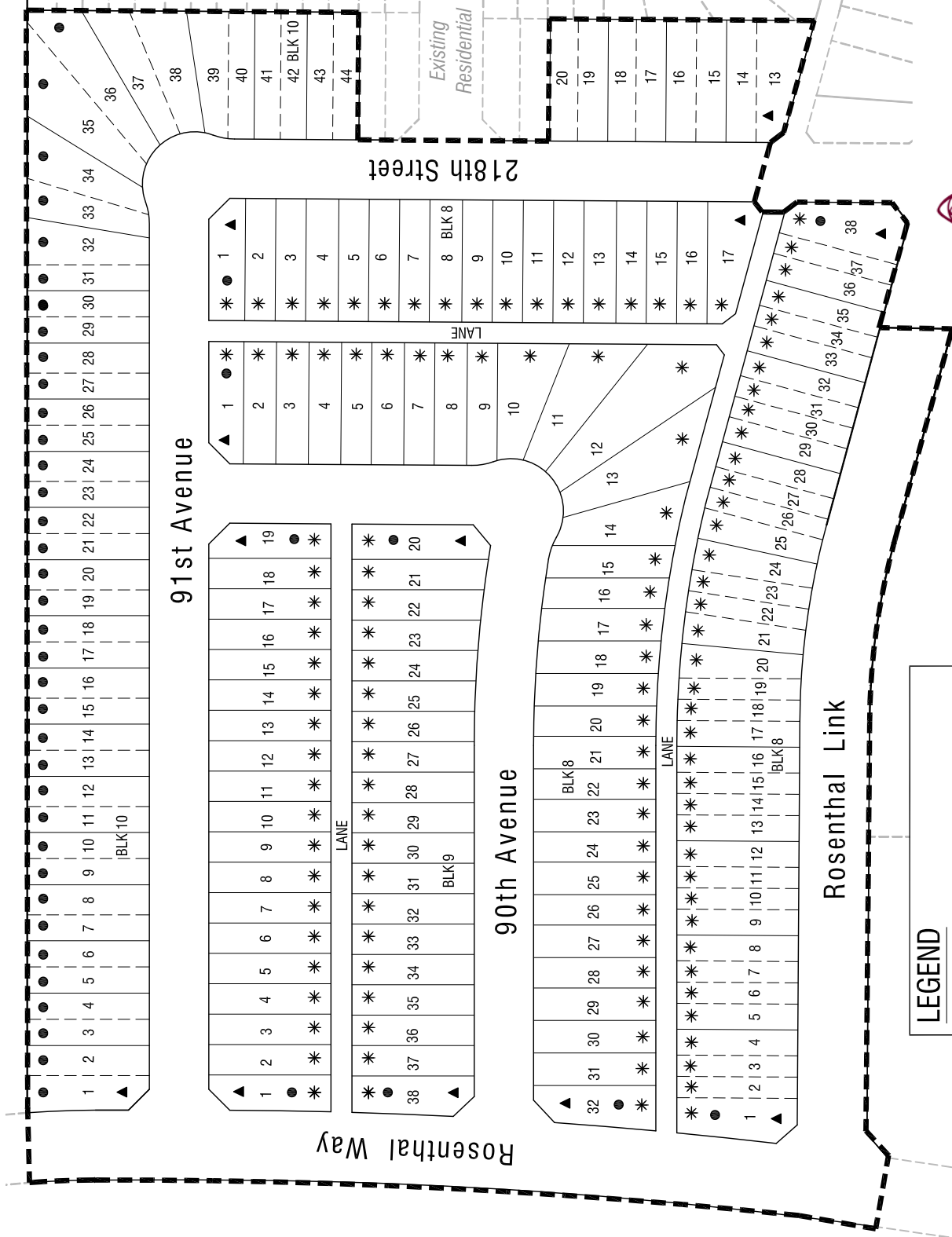
### **DEFINING DETAILS & ENTRANCE TREATMENT**

A centered or extended steep front gable often emphasizes the front entry, which is recessed. Extensive battens in steep sloping gable ends with shallow overhangs are defining characteristics. Shutters, window grills and foundations clad in brick/stone are typical.

## APPENDIX 'B'

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### COMMUNITY PLAN



**LEGEND**

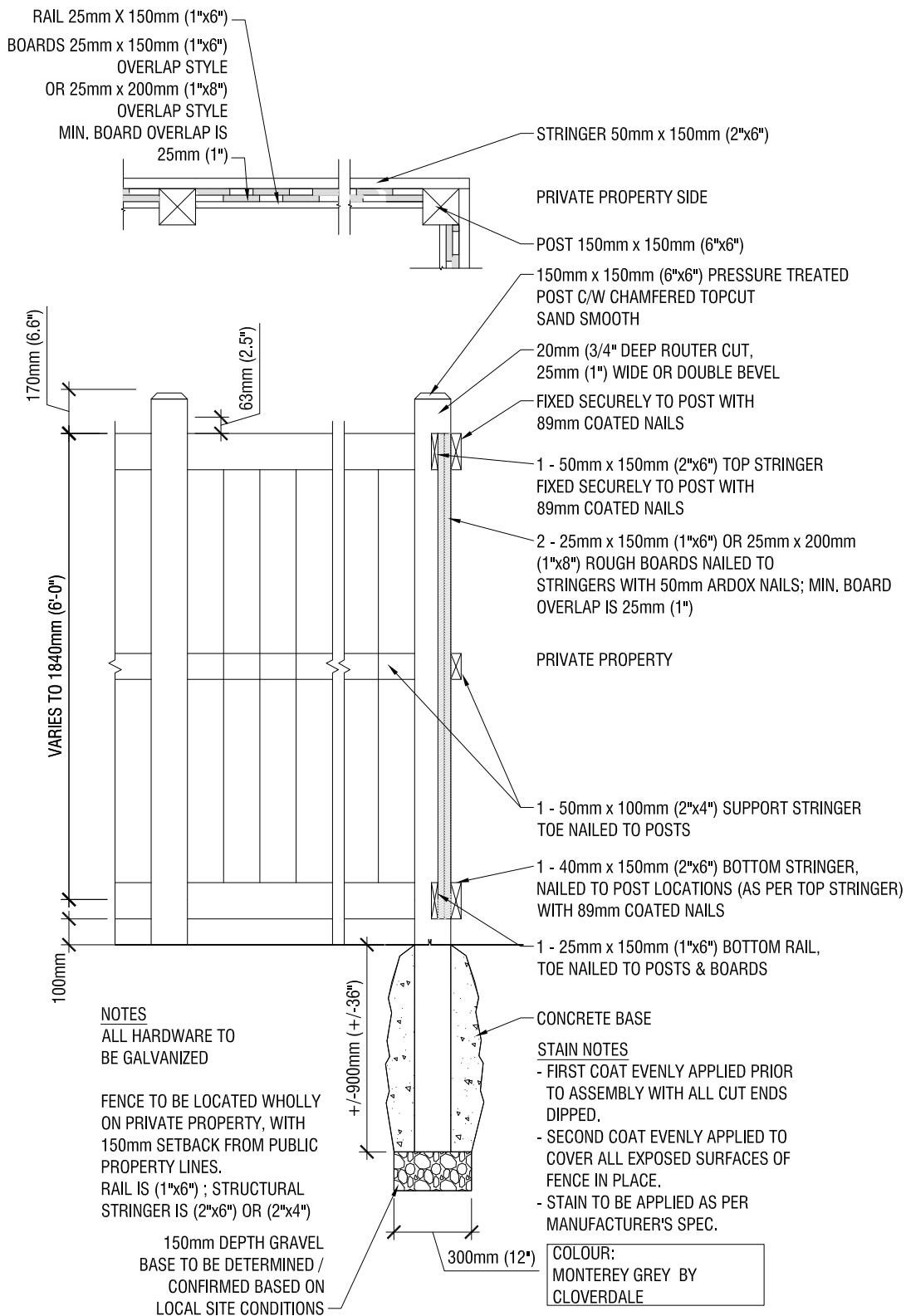
- ENHANCED REAR ELEVATION TREATMENT
- ▲ ENHANCED VISIBLE SIDE TREATMENT
- \* REAR ACCESS GARAGE



## APPENDIX 'C'

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### FENCE DETAIL



November 2012

# Wood Screen Fence Detail

